

LEGAL NOTICE
DISPOSITION OF REAL PROPERTY

The Logan Municipal Council will hold a public hearing on Tuesday, March 2, 2021, at the Logan Municipal Council Chambers, 290 North 100 West, Logan, Utah, not before 5:30 p.m. to allow public comment on the proposed sale of real property owned by the City of Logan located at approximately 1500 North Aspen Drive in Logan, Utah (commonly known as the Deer Pen Subdivision) consisting of 22 subdivided lots totaling approximately 8.63 acres. Further information on the proposed sale can be obtained from the Logan City Recorder's Office, 290 North 100 West, Logan, Utah 84321; 435-716-9002.

Teresa Harris, City Recorder
Publication Dates: February 13 and February 20, 2021

Logan Deer Pen Park Concept Narrative

Overview

The Deer Pen Park property comprises approximately 24 acres, split into two segments by 1500 North. The two segments differ from each other in terms of topography, existing vegetation, spatial feeling, and view orientation. The concept plan has been developed in recognition of these diverse qualities, and is described hereafter as the North Park and the South Park.

The southern area is bounded on the west by the Logan Hyde Park Smithfield (LHPS) Canal Trail, on the east by Aspen Drive, and on the north by 1500 North. Twelve development parcels have been platted in this area, leaving a net park area of approximately 12.2 acres.

The northern area is bounded on the south by 1500 North, on the east by existing platted development parcels west of Aspen Drive including North Pointe and South Pointe Courts, on the North by the North Logan City line and existing residences, and on the west by the LHPS Canal and existing residences east of 1770 East. Ten development parcels and a new cul-de-sac have been platted in this area, leaving a net park area of approximately 11.6 acres.

Site Analysis

South Park

The South Park is characterized by a relatively uniform 13% gradient hillside sloping from east to west. Overall elevation change across the bulk of the site is approximately 60 feet. The uniform westward pitch of the site creates an outward orientation, with views from the majority of the parcel directed westward across the city toward the Wellsville Range.

Three corridors of open space link the park westward to Aspen Drive and uphill to the Bonneville Shoreline Trail (BST), two accommodating storm water runoff and one serving as an easement for a high voltage power line. Another storm water corridor at the south end of the parcel provides existing trail access to the BST. A storm water retention basin is located at the south end of the parcel.

A segment of the LHPS Canal running from Logan Canyon to 1500 North was buried in conduit in 2013, with a 12 foot wide graded access road above it now serving as a popular segment of the Logan City Trails network. The approximately $\frac{1}{4}$ portion of the trail which forms the western boundary of the South Park was never landscaped, and is in need of planting for shade and visual interest.

Approximately 2/3 of the south parcel is covered with sagebrush grassland, while the remainder is disturbed land. Numerous invasive plant species occur across the site, particularly in the disturbed areas. A plant inventory of the site was conducted by Glen Trostle in June, 2016, and has been provided to the parks department.

This park segment is currently designated as an off-leash dog park, although it is rarely used for this purpose due to a lack of fenced enclosure. Upgrading the property as an enclosed dog park is not seen as a viable option, due to the visual impact of requisite fencing and the lack of parking opportunities such development would require.

North Park

In contrast to the southern parcel, the North Park is much more introverted in character. Overall change of grade across the main site area is limited to approximately 15 feet, and roughly 2/3 of the area is sloped at 5% or less. The relative lack of elevation change restricts the off-site westerly views characteristic of the south site. Existing residential development with mature landscaping along the west boundary creates spatial enclosure, providing a somewhat more secluded quality.

Two open space corridors flanking drainageways afford linkage eastward to Aspen Drive and beyond to the BST. The northernmost of these corridors, flanked by the North Logan City boundary and North Pointe Ct., is a visually sterile wasteland approximately 75 feet wide and 900 feet long.

The LHPS Canal Trail on the southern park segment ends at 1500 North. A new asphalt trail continues the trail system across the northern section, however its terminus is offset approximately 100 feet from the southern counterpart, creating an awkward and unsafe linkage across 1500 North. The northern asphalt trail, also approximately ¼ mile in length, is also devoid of landscaping, and in similar need of planting for shade, interest, and visual screening of existing residences from future development.

A large storm water retention basin is located at the south end of the north parcel. A spoil pile of earth excavated during construction of the basin remains on the site, forming a berm approximately 10 feet in height, 50 feet across, and 300 feet long, which while unsightly in its existing condition, offers the opportunity for a re-sculpted landform.

Most of the southern parcel has been disturbed by various activities, with only minor patches of sage grassland remaining. Again, invasive plant species are common across the site.

Design Concepts

The overarching goal of the entire property is the creation of a low-key passive parkland which is not seen as a destination park. Parking lots and restroom facilities will not be created within either park area. Landscape treatment is to emphasize the restoration of a naturalized landscape, using a predominance of native, low-water consuming planting. Once established, the park will be a relatively low maintenance component of the Logan City Park System.

Opportunities for enhanced trail connectivity both internal to the new park parcels and linking the LHPS Canal Trail with the BST are significant, and must be capitalized upon. Trails within the new parks will be secondary and tertiary in nature, in contrast to the primary design standards utilized on the existing N-S LHPS Canal Trail. Secondary trails should be 4 feet wide, gravel surfaced, and tertiary paths 2-½ feet wide wood chip surfaced.

An initial step in both park sections will involve the further identification and eradication of invasive plant species.

South Park

- Emphasis on restoration of sagebrush grassland plant community, enriched with associated shrubs and native perennial wildflowers for plant diversity, wildlife habitat, and visual interest.
- Drifts of "naturalized" groupings of native juniper to be spotted on hillside, primarily in storm water drainages, reflecting natural groupings higher on hillside (see June 22, 2016 schematic plan for graphic representation).
- Occasional individual and clumped native maple (big-tooth and Rocky Mountain) scattered on hillside to afford shade and visual interest along upper trail (see June 22, 2016 schematic plan for graphic representation).
- Shade trees to be intermittently placed along LHPS Canal Trail at locations selected in consultation with adjacent property owners, to avoid blocking key hillside views. Line of piped canal and minimum setbacks for root zones to be established with canal company.
- Internal ½ mile secondary loop trail, meandering along (but not rigidly aligned with) the eastern side of LHPS canal, and traversing uphill at northern and southern ends to a hillside segment below property lines of new development parcels.
- A couple of small viewpoints to be located along upper trail, with benches, overhead shade structure, and possible interpretive signage.

- Trailhead kiosk to be located at major trail node at intersection of LHPS Canal Trail and BST access trail at south end of park, near existing footbridge, to include interpretive narrative and maps of trail system.
- New asphalt walking path from Lundstrom Park parking area near existing pavilion and restroom connecting east of playground N-S across park to 1200 North, with spur from midpoint connecting to trailhead kiosk.
- Two trail crossings across 1500 East to be located at points of road curve tangency for optimum visibility and safety, as indicated on June 22, 2016 schematic plan.
 - West edge of property where LHPS Canal Trail ends at street
 - Point of reversal of "S" curve, at location of existing curb cuts
- Potential re-grading to accommodate sledding hill at south end of site below Aspen Drive, with run-out area into retention basin (to be planted in native bunch grass).

North Park

- The varied terrain within this unit allows for greater planting and program diversity. It is proposed that the north site be zoned and planted to represent several different native plant communities found in Northern Utah, presenting the opportunity for Logan homeowners to observe low-water-use native plants in a landscape setting. As indicated on the June 22, 2016 schematic plan, representative plant communities could include:
 - Sage grassland and pinyon/juniper (south end of site on hillside above retention basin)
 - Riparian wetland (portions of the retention basin)
 - Oak/maple forest (NE portion of site, near North Pointe and South Pointe Cts.)
 - Perennial wildflower meadow (central basin on site, enclosed by re-contoured earth berm)
- Plants would be selected to minimize the need for irrigation and maintenance, although temporary irrigation will be necessary during the initial establishment period. Opportunities for partnering with local organizations should be explored to assist with establishment and maintenance of the demonstration area (Utah Native Plant Society, USU Extension, Cache Master Gardeners, Bridgerland Audubon Society, USDA Bee Lab, Cache County Water Conservancy District, etc.)

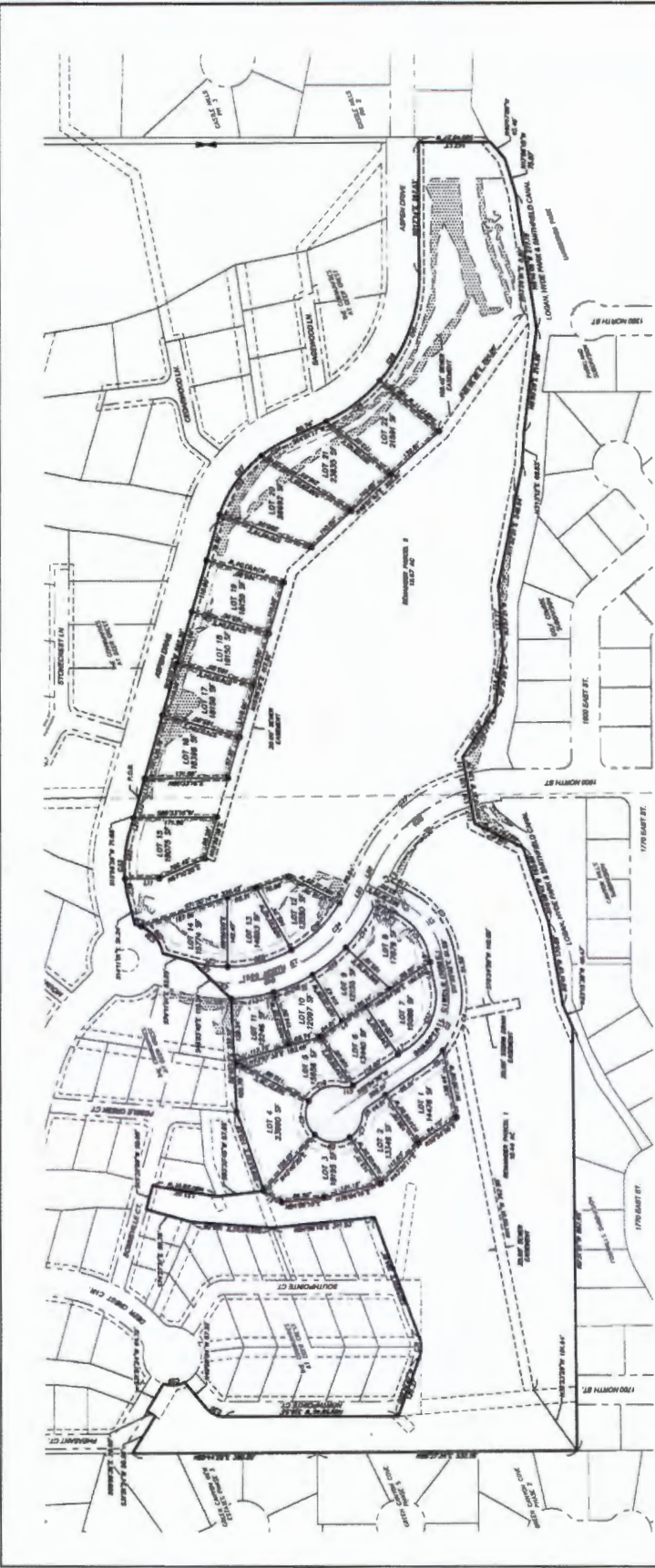
- Secondary trails to provide loop around wildflower meadow, and access links eastward to Aspen Drive and beyond.
- Tertiary trails to be developed following establishment of native plant groupings, to provide interpretive access with descriptive information on plant species.
- Existing earth spoil pile to be re-contoured as a smooth landform, creating spatial variety within the site, while providing visual screening of future site development from existing homes along western boundary. Berm to be planted with shrub groupings to enhance visual screening.
- Shade trees to be intermittently spotted individually and in clusters along existing asphalt trail at locations selected in consultation with adjacent property owners, to avoid blocking key hillside views while enhancing visual screening of future development.
- Additional shrub and tree planting to be located along western and northern site boundaries in consultation with adjacent property owners, to provide visual screening of future development while enhancing desirable views.
- Design long strip of land along northern site boundary to provide visual interest by meandering drainage ditch and trail, and placing naturalized clusters of maple and juniper as indicated on the June 22, 2016 schematic plan.
- Ensure that the corridor between 1700 North and North Pointe Ct. does not become established as a thru route, which would create traffic on local streets not equipped to accommodate it.
 - Develop a suitable terminus for 1700 North (could be a bulb extending into park).
 - Remove straight trail segment presently connecting the two streets and replace with meandering trail as indicated on the June 22, 2016 schematic plan.
 - Provide a small landscaped entry kiosk at terminus of 1700 North, which serves both to block potential thru traffic and to inform park users with maps and descriptive material.



Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0999

DATE 28 JANUARY 2018
CALC 1" = 100'
CALCULATION BY S. EARL
CHECKED BY S. COORSTON
PROJECT NUMBER EDD 1804
SHEET 2
2 of 2



LINE TABLE

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1	51.86	50.77
2	8.86	10.77
3	14.16	17.77
4	113.06	109.77
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6	80.47	84.77
7	38.47	40.77
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100	41.77	43.77

310

[illegible]

TABLE

Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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SOUTH DEER PEN PARK

SCHEMATIC: JUNE 22, 2016

1.50 → H₂N →



